



## 9 Marian Close, SUN VALLEY, QLD 4680

### Fresh & Ready for You!

Situated in the tranquil neighbourhood of Sun Valley, Queensland, 9 Marian Close beckons first-time buyers, savvy investors, and growing families alike. A delightful high-set house positioned on an approximately 607m2 (approx) block, it boasts a picturesque view from its advantageous elevation.

As you step into this charming home, you're greeted by an open-plan living space that exudes warmth and comfort. The house features three cosy bedrooms, each equipped with ceiling fans for those balmy Queensland nights, alongside a main bathroom fitted with all the essentials. The living area showcases natural timber flooring, whilst the bedrooms have been recently updated with plush new carpeting & fresh internal paint, creating a perfect blend of style and homeliness.

The kitchen is a budding chef's delight, presenting ample bench space, a handy pantry, and an electric stove to whip up family favourites. The front verandah, covered for all-season enjoyment, invites you to sip your morning cuppa while basking in the serene surroundings.

With a double lock-up garage and an expansive open storage area on the lower level, there's no shortage of space for cars and belongings. The generous grassy backyard is

**TYPE:** For Sale

**INTERNET ID:** 300P181649

#### SALE DETAILS

**\$478,000**

#### CONTACT DETAILS

,  
**Bevan Rose**  
0417 602 150

a haven for children to play freely and offers the potential for a grand alfresco entertaining zone.

This property's prime location ensures that shopping centres, schools, and sporting fields are merely a stone's throw away, placing convenience at your doorstep. Surrounded by well-maintained homes in a peaceful cul-de-sac, 9 Marian Close promises a quality lifestyle within a tight-knit community.

Do not miss your chance to secure this gem of a property. To arrange an exclusive inspection, reach out to the Marketing Agents Bevan Rose & Aimee Jeffery Today!

\* Vacant (previously Tenanted)

\* Last known Rental Increase 10.02.2025 @ \$465 per week

\* Rental Appraisal Guide Approx \$470 to \$490 per week

\* Council Rates Approx \$3,700 per year (excluding water)

\* Red Border is an indication only

\* For videos, please request directly to WhatsApp 0417 602 150

\* Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport, Openable Windows, Roller Door Access

- Land Area 607.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage
- Floorboards









